

**Planning and Zoning Committee Meeting**  
**March 1, 2017 @ 7:00pm**

In attendance were Town Manager Debbie Botchie, Town Code & Building Official Eric Evans, AECOM Representative Kyle Gulbranson, Committee Member Susan Brewer, and Code & Building Assistant Robin Caporaletti.

**1. CALL TO ORDER:** Town Manager Debbie Botchie called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES - January 4, 2017**

Code & Building Official Eric Evans motioned to approve the January 4, 2017, Planning & Zoning (P&Z) meeting minutes. Committee Member Susan Brewer seconded the motion. Motion carried 4-0.

**4. NEW BUSINESS:**

**A.** Discuss and possible recommendation to Town Council on a submittal by George, Miles, and Buhr, LLC (GMB), on behalf of Beazer Homes, a revised preliminary site plan for Bishop's Landing - Phase 5. Synopsis: The applicant is requesting a revision to the previously approved final site plan for Phase 5 of Bishop's Landing, which consisted of 53 units of 28' wide townhomes, also referred to as Beach Villas. The applicant is requesting to change to 27 units that are 28' wide and 18 units that are 40' wide for a total of 45 units. This would be a reduction of 8 units. The overall design and street layout remains the same. P&Z Committee met on January 4, 2017 to review the conceptual site plan and voted 4-0 to have GMB prepare the preliminary site plan for review.

Mr. Steve Marsh, of GMB, stated this is a follow-up to the January 4, 2017, P&Z Meeting, and since then, GMB has submitted more detailed plans to the Town. Mr. Marsh stated there are three (3) main points discussed when reviewing the concept plan on January 4, and those were, first, the multi-modal path and whether that was going to be constructed, and Beazer is going to be constructing the path to connect from where it stops now at the edge of Coventry, up along Substation Road, around the corner on Burbage Road and will stop at the end of the property line of Phase 5. Mr. Marsh stated there was also a comment on the open space and the location of the pergola, and Beazer has always said it will place a pergola and some hardscaping out by the multi-modal path because there was some potential for that to be a bus stop or a rest area, so Beazer may provide a little more detail on what Beazer would do with the open space internal to the community there, but Beazer just wants an open area for people to "stretch their legs and that kind of thing." Town Manager Debbie Botchie asked if Beazer will have that detail for final. Mr. Marsh stated yes. Mr. Marsh further stated the other big point of discussion was having to do with construction traffic and not impacting Coventry, so Mr. Marsh, Ms. Jennifer Jackson of Beazer, Mr. James Argo, the subdivision engineer for the south district, and Town Code & Building Official Eric Evans met with the Delaware Department of Transportation (DelDOT)

yesterday, and DelDOT has approved the location selected by Beazer, which is off Burbage Road to the eastern-most point of Phase 5, so it is still on Bishop's Landing property, and the construction entrance can stay in place for the duration of the phase and construction traffic doesn't need to come through Coventry. Ms. Botchie asked what will be placed at the end of Whiteclay Drive. Mr. Evans stated there will be sawhorses or some kind of barriers. Mr. Marsh stated Beazer is happy to do that and if the Town would like GMB to show the temporary barrier on the final site plan, they can do it. Ms. Botchie stated she would appreciate it. Mr. Marsh stated there is one more thing to address from Mr. Kyle Gulbranson, of AECOM, and that is the inclusion of storm inlets, which will also be shown on the final plan. Ms. Botchie stated tonight would be a recommendation to Town Council, and there will be a public hearing on this at the March 28, 2017, Town Council Workshop meeting. Mr. Evans stated he would prefer sawhorses as a barrier so if an ambulance has to get through, the sawhorses are easily movable. Ms. Botchie stated she has reviewed everything discussed at the January 4 meeting and everything, save the inclusion of the storm inlet, is good.

Ms. Rita Reinhart, of Coventry, asked to confirm the fact the construction entrance will be on Burbage Road. Mr. Marsh stated yes, pointed out the location, and stated GMB and Beazer have received approval from DelDOT on the location.

Mr. Tom Paspalis, of Coventry, asked, if there could be a sign in front of Coventry stating "No Construction Entrance." Mr. Evans stated he thinks that will be very difficult because he knows Insight Homes will be building two (2) lots in Coventry and that will bring construction traffic. Mr. Evans stated Beazer Homes will have to ensure that Bunting & Murray knows where their construction is located, and it is up to the builders to differentiate to its contractors which entrance to use for which development project.

Mr. Evans motioned to recommend to Town Council to approve a final site plan for Bishop's Landing - Phase 5, with the conditions as stated tonight, including adding a storm inlet, the multi-modal path, and the location of the construction entrance. Ms. Brewer seconded the motion. Motion carried 4-0.

## **5. Audience comments and questions**

## **6. Adjournment**

Mr. Evans motioned to adjourn the meeting at 7:11 p.m. Ms. Brewer seconded the motion. Motion carried 4-0.

Respectfully submitted and transcribed  
by Matt Amerling, Executive Assistant